



**AGENDA**  
**BOARD OF ADJUSTMENT**  
**Municipal Plaza Building, 1st. Floor**  
**103 Main Plaza Street, San Antonio, Texas 78205**  
**Monday 1:00 P.M. August 6, 2001**



**The official agenda is posted at City Hall in accordance with state law.**  
**This copy is for general information only.**

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
  - CASE NO. A-01-075PP** David Dye representing Joe Carinhas  
110 Pierce Avenue
  - CASE NO. A-01-102** Pete Sitterle representing Barshop & Oles Company  
1150 N FM 1604 W
  - CASE NO. A-01-105** Alex Dominguez representing Paul Mayeux  
600 Loop 410 NE
  - CASE NO. A-01-109** Andrin Kaliakine representing Tatania Underwood  
307 Lovera Blvd.
  - CASE NO. A-01-115** Charles Hamann  
16922 Vista Briar Dr.
  - CASE NO. A-01-117** Richard P. Dunn representing Baker Brothers  
953 Bitters Rd.
  - CASE NO. A-01-118** Scott Feibelman  
12427 Constitution
  - CASE NO. A-01-120** Albert Ortiz  
3525 Northeast Parkway
  - CASE NO. A-01-121** Joaquin Hernandez  
3027 Big Horn Dr.
  - CASE NO. A-01-123** Joe McKee representing NuHome Designs  
8751 Seven Seas Dr.

- V. Staff recommendation and approval for Sign Master Plan at Village At Blanco Shopping Center
- VI. Approve Minutes of July 2, 2001
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
*<http://www.ci.sat.tx.us/bldginsp/Boards&Agenda.PDF>*

<p>This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.</p>
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## BOARD OF ADJUSTMENT

CASE NO. A-01-075PP

August 6, 2001

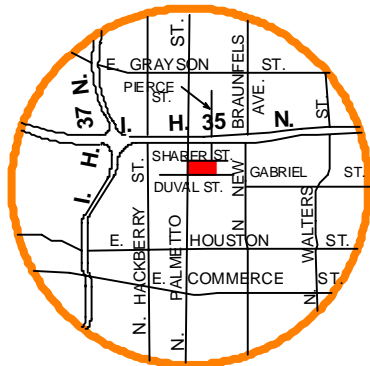
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

David Dye representing Joe Carinhas  
Lots 17, 18, & 19, Block 16, New City Block 1296  
110 Pierce Avenue  
Zoned: “I-1” Light Industry District

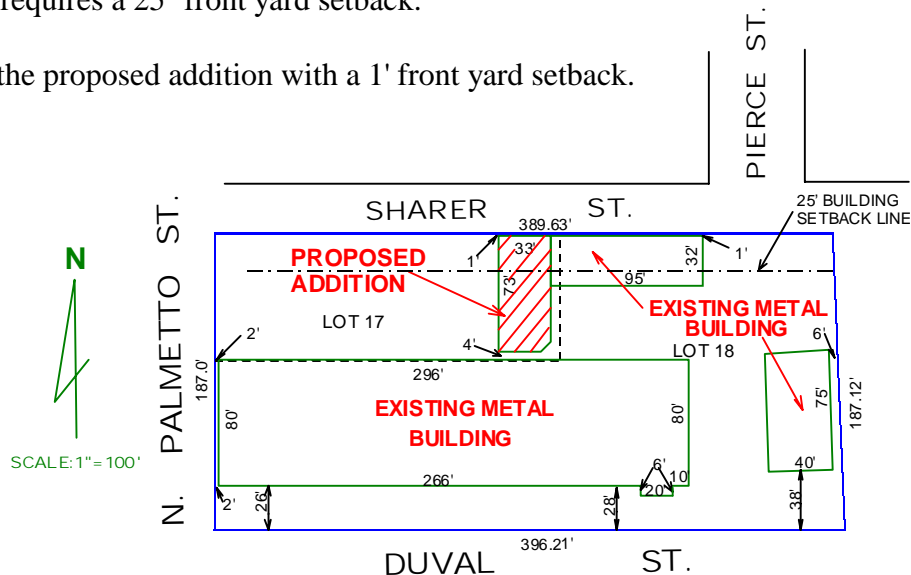
The applicant requests a variance to add to an existing structure within the reverse front yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 25' front yard setback.

The applicant's plan shows the proposed addition with a 1' front yard setback.



## LOCATION MAP



A-01-075

# BOARD OF ADJUSTMENT

CASE NO. A-01-102

August 6, 2001

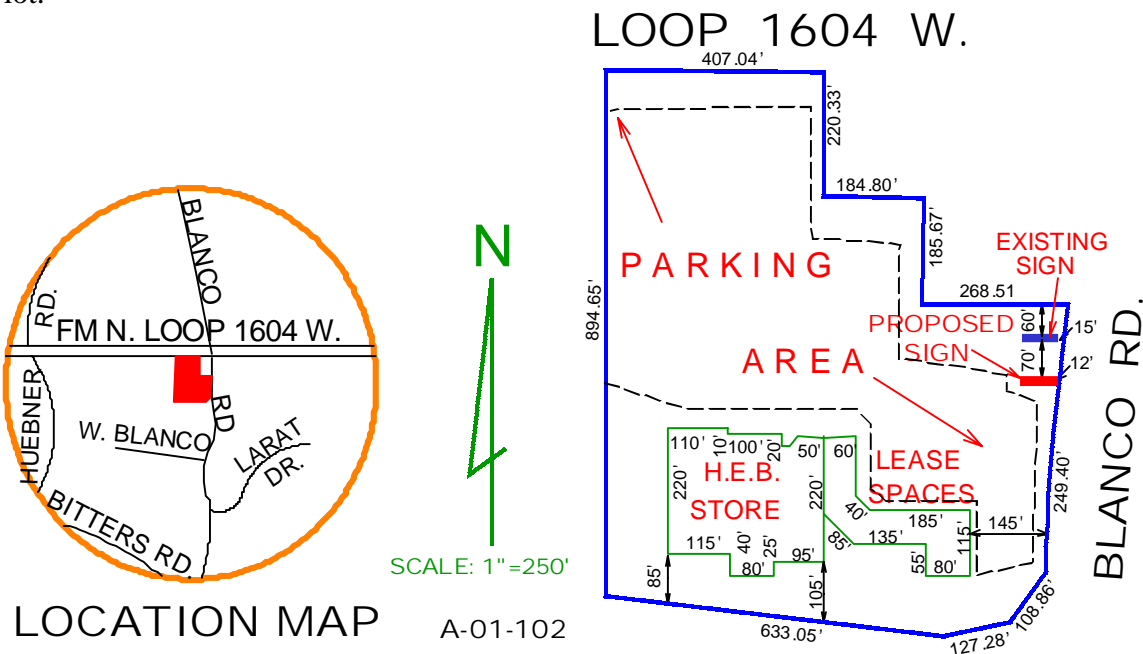
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Pete Sitterle representing Barshop & Oles Company  
Lot 5, Block 1, NCB 18394  
1150 N. FM Loop 1604 West  
Zoned: "B-2" Business District

The applicant requests a variance to install a sign that is located 70' from another sign on the same platted lot. The City Code requires spacing of 150' between signs on the same platted lot.

The Development Services Department could not issue this permit because Section 28-241 (d) (1) requires spacing of 150' between freestanding signs on the same platted lot.

The applicant's plan proposes construction of a 12' high sign with 60 square feet of facing. The aforementioned sign is intended to be located within 70' from another sign that is located on the same platted lot.



BOARD OF ADJUSTMENT

CASE NO. A-01-105

August 6, 2001

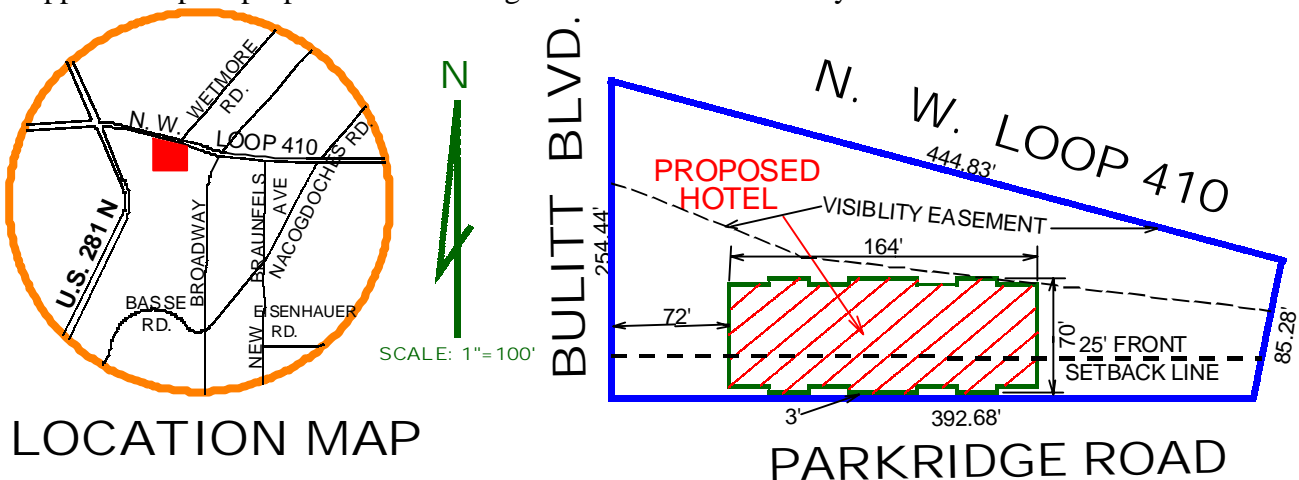
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Alex Dominguez representing Paul Mayeux  
Lots 21, and 22, and part of lots 3 & 4, New City Block 8679  
600 Loop 410 NE  
Zoned "J" and "I-1" Commercial Light Industry District

The applicant requests a variance to construct a hotel within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 25' front yard setback.

The applicant's plan proposes constructing the hotel with a 3' front yard setback.



A-01-105

August 6, 2001

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Andrin Kaliakine representing Tatania Underwood

Lots 24, 25, and the w. 24 feet of Lots 20, 21, 22, 23, and 24, Block 6, New City Block 7257

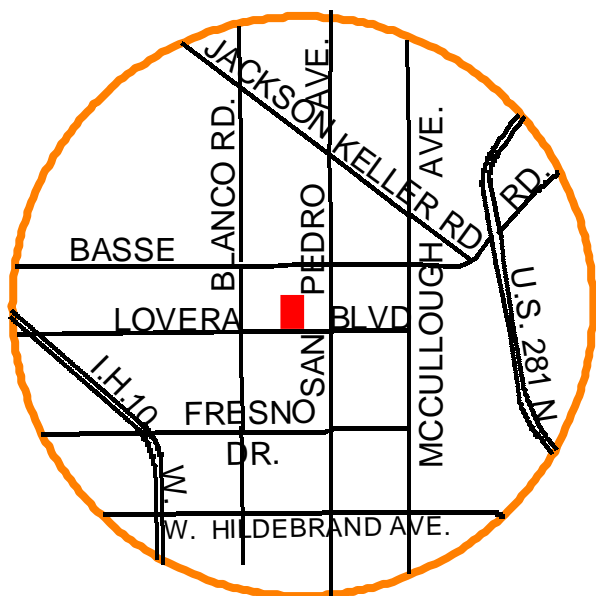
307 Lovera

Zoned: "B" Residence District and "F" Retail District

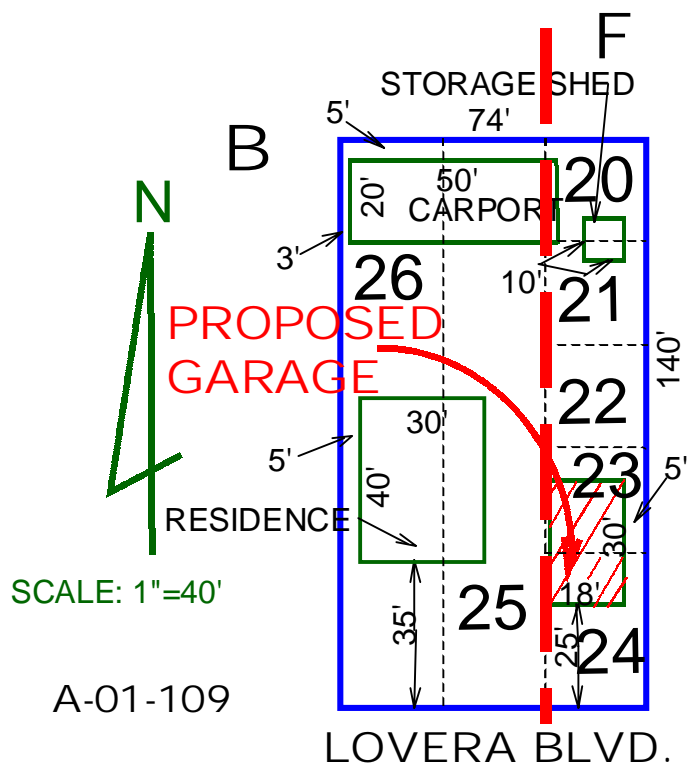
The applicant is requesting a variance to construct a garage within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3611 (a) of the Unified Development Code requires a 25' rear yard setback.

The applicant's plan proposes constructing the garage on the side yard property line.



LOCATION MAP



# BOARD OF ADJUSTMENT

CASE NO. A-01-115

August 6, 2001

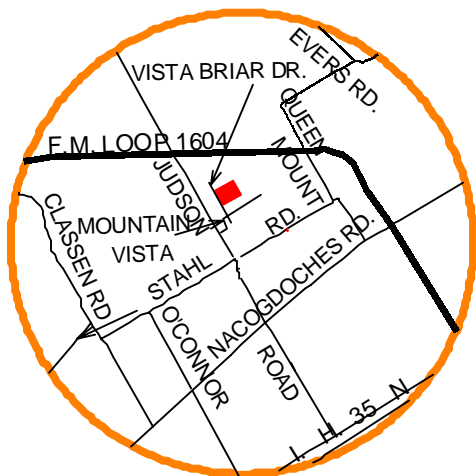
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Charles Hamann  
Lot 19, Block 3, New City Block 17790  
16922 Vista Briar  
Zoned: "R-1" Single Family Residence District

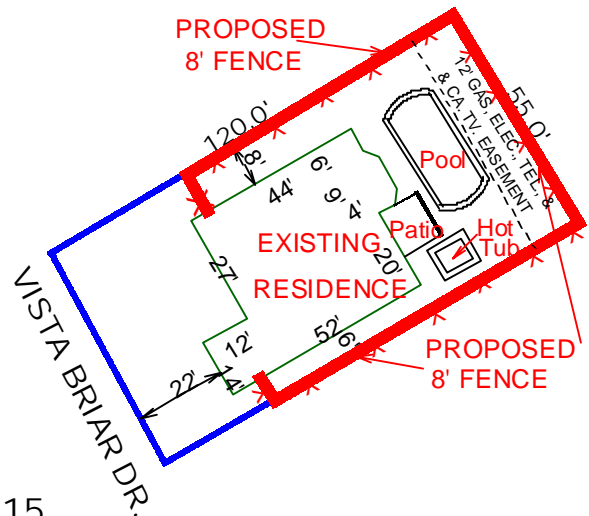
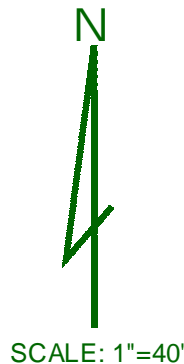
The applicant requests a variance to erect an 8' fence on the property line within the side and rear yard setbacks.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits the height of fences to 6' within the side and rear yard setbacks.

The applicant's plan proposes construction of an 8' fence on the property line within the side and rear yard setback.



LOCATION MAP



A-01-115

# BOARD OF ADJUSTMENT

August 6, 2001

CASE NO. A-01-117

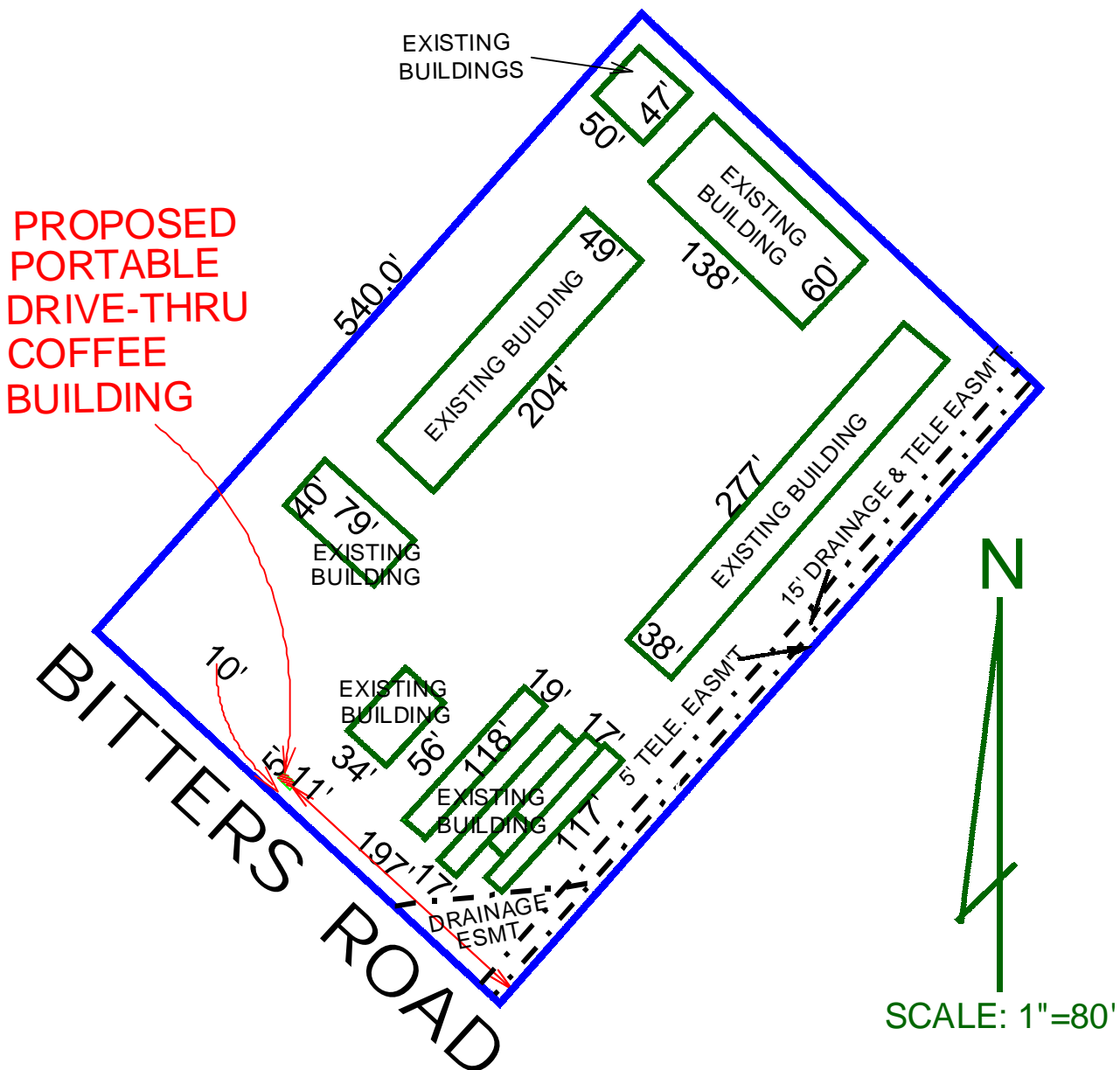
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Richard P. Dunn representing Baker Brothers  
The NW Irregular 185' of Lot 5, New City Block 12060  
953 Bitters Rd.  
Zoned: "B-2" & "B-3R" Business District, and Restrictive Business District

The applicant requests a variance to construct a commercial building within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3351(f) of the Unified Development Code requires a 25' front yard setback.

The applicant's plan proposes construction of a commercial drive-in Coffee building with a 10' front yard setback.



A-01-117



## BOARD OF ADJUSTMENT

August 6, 2001

CASE NO. A-01-118

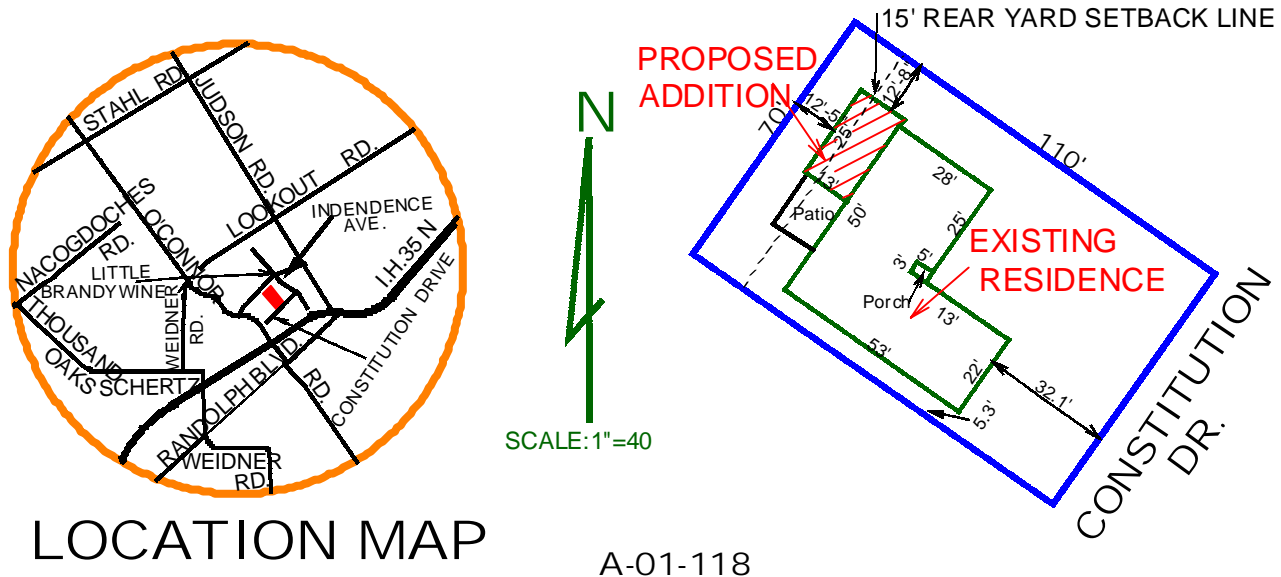
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Scott Feibelman  
Lot 63, NCB 15924  
12427 Constitution  
Zoned: “R-1” Single Family Residence District

The applicant requests a variance to add to an existing structure within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 20' rear yard setback.

The applicant's plan shows a proposed addition to an existing structure with a 12' 5" rear yard setback.



A-01-118

# BOARD OF ADJUSTMENT

CASE NO. A-01-120

August 6, 2001

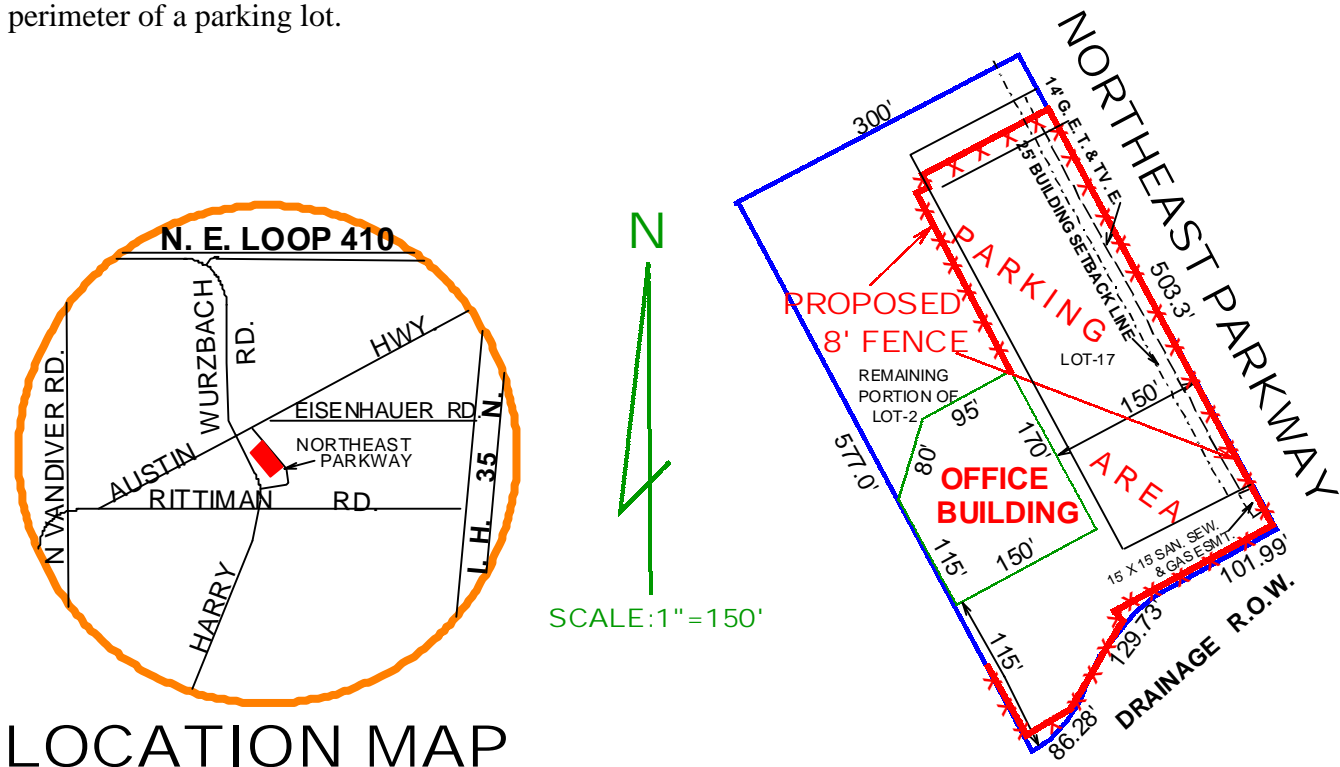
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Albert Ortiz  
Lot 17, Block 1, New City Block 16888  
3525 Northeast Parkway  
Zoned: "B-3" Business District

The applicant requests a variance to erect an 8' security fence on the property line around the perimeter of a parking lot.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits the height of fences to 4' within the front yard setback, and 6' within the side and rear yard setbacks.

The applicant's plan proposes construction of an 8' security fence on the property line around the perimeter of a parking lot.



A-01-120

# BOARD OF ADJUSTMENT

August 6, 2001

CASE NO. A-01-121

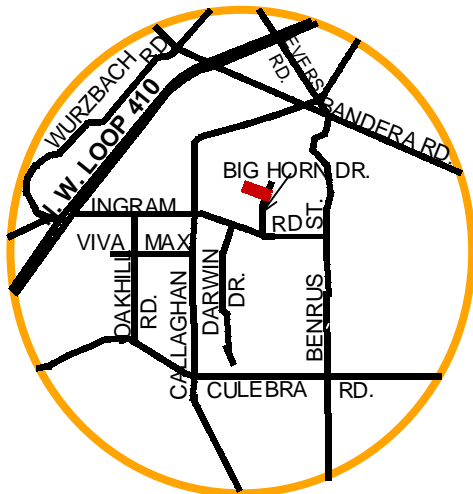
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Joaquin Hernandez  
Lots 7, Block 12, New City Block 14305  
3027 Big Horn  
Zoned: "A" Single Family Residence District

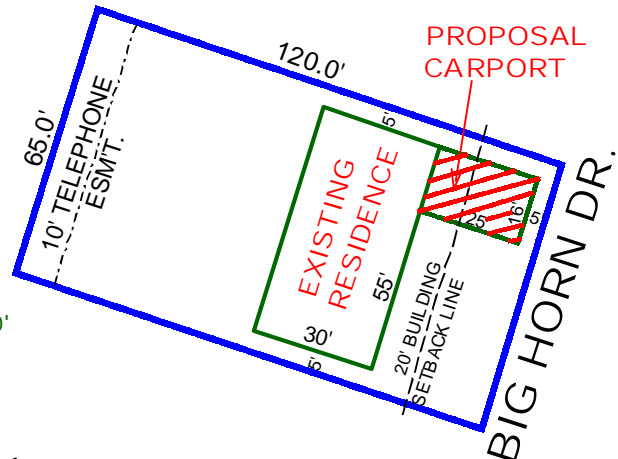
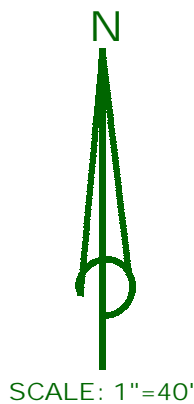
The applicant requests a variance to keep a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3611 (a) of the Unified Development Code requires a 20' front yard setback.

The applicant's plan proposes constructing the carport with a 5' front yard setback.



LOCATION MAP



A-01-121

# BOARD OF ADJUSTMENT

August 6, 2001

CASE NO. A-01-123

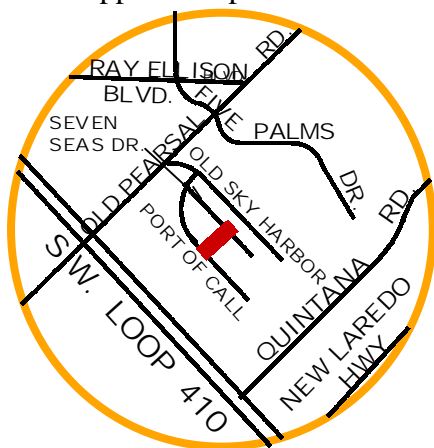
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, August 6, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Joe McKee representing NuHome Designs  
Lot 20, Block 63, New City Block 17543  
8751 Seven Seas  
Zoned: "R-1" Single Family Residence District

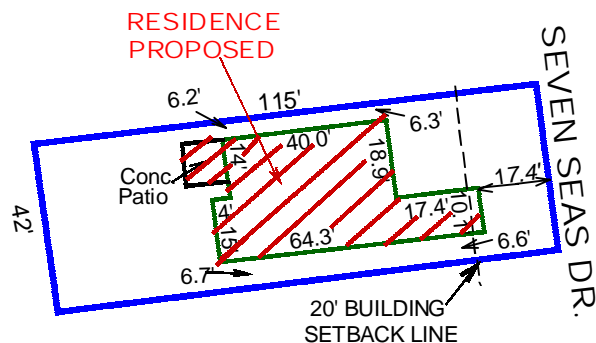
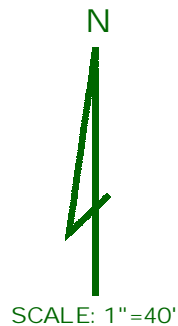
The applicant requests a variance to keep a single family residence structure within the front yard setback.

The Development Services Department could not issue this permit because Section 35-3351(f) of the Unified Development Code requires a 20' front yard setback.

The applicant's plan shows an existing single family residence structure with a 17.4' front yard setback.



LOCATION MAP



A-01-123

